

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, September 10, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Retain Board Attorney
5. Swear in Staff
6. Correspondence:
7. Old Business:
8. New Business:

9. Review and discussion of the 15 East Linden Avenue Study Area to determine if it qualifies as an area in need of rehabilitation. Formal action may be taken.

10. Review and discussion of amendments to the Danforth Avenue Transit Village Redevelopment Plan to include 15 East Linden Avenue and to allow the Port Industrial zoning to overlay the redevelopment plan area. Formal action may be taken.

11. Review and discussion of amendments to the Ninth and Brunswick Redevelopment Plan. Changes to the density bonus provisions, height requirements, and parking/loading standards.

12. Case: P13-064 Preliminary & Final Site Plan
Applicant: 110 Hoboken Ave Development Urban Renewal Co
Attorney: Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 and 127-137 Hoboken Avenue
New Block: 6001 Lot: 10, 11
Zone: Jersey Avenue Park; R-3 Zone; Medical District; Palisades Preservation Overlay
Description: Two (2) Residential multi-family Mixed-Use Buildings; North Building 308 DU; South Building 260 DU, two (2) landscaped park areas for public use; 7,160SF of retail space; and an on-site interior screened parking garage.

Variance: Maximum Height of Less than 8 ft

13. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Originally approved November 5, 2008. Façade was not built as approved.
Carried from January 8, 2013, February 5, 2013, and August 20, 2013

14. Case: P13-043 Minor Subdivision
Applicant: International Chain Enrico Corp.
Attorney: Michael Kates
Review Planner: Jeff Wenger
Address: 255 Baldwin Ave
Block: 10803 Lot: 27
Zone: Journal Square 2060 Redevelopment Plan
Description: Subdivision of one lot into two new lots.

15. Case: P13-048 Minor Subdivision with deviations
Applicant: Avner Netter
Attorney: Michael Kates
Review Planner: Jeff Wenger
Address: 11 West Street & 512 Summit Avenue
Block: 9605 Lot: 2 & 6
Zone: Journal Square 2060 Redevelopment Plan
Description: Subdivision of two lots into two new lots.
Deviation: Lot area, lot width, lot depth.

16. Case: P10-057 Preliminary & Final Major Site Plan with “c” variances
Applicant: Alexander Briukhan
Attorney: Alexander Fishbeyn, Esq.
Review Planner: Kristin Russell
Address: 156 Broadway
Block: 9103 Lot: 1
Zone: I - industrial
Description: rehabilitation of an existing gas station with convenience store and new truck wash
Variances: car was parking, signage (size)
Carried from August 20, 2013

17. Case: P13-017 Minor Subdivision with variances
Applicant: Cavin & Satish Ramrup
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 52-54 Pamrapo Ave.
Block: 29801 Lot: 65
Zone: R-1 one- and two-family residential
Description: Subdivision of one lot into two conforming lots
Deviations: Side yard
Carry to September 24, 2013
18. Case: P11-046.1 Site Plan Amendment
Applicant: Genesis Ocean Urban Renewal Co., LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 441-457 Ocean Avenue & 79-81 Dwight Street
Block: 25804 Lot: 17-23
Zone: Turnkey Redevelopment Plan Area
Description: Amendment to remove 1 floor and 10 units for a new 4 story, 54 unit residential building with 24 parking spaces and retail
19. Case: P13-047 Preliminary and Final Major Site Plan with Deviations
Applicant: Star Snacks Co., LLC
Attorney: Thomas O.Connor
Review Planner: Jeff Wenger
Address: 105 Harbor Drive and 107 Industrial Drive
Block: 30307 Lot: 5&7
Zone: Greenville Industrial Redevelopment Plan
Description: Construction of new 1 story addition between existing industrial warehouses.
Deviations: Minimum side yard, minimum rear yard.
20. Case: P13-041 Preliminary and Final Major Site Plan with Deviations
Applicant: M&H Developers, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 15-23 Oakland Ave & 12-20 Cook Street
Block: 8102 Lot: 9-12, 21, 23
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story, 130 residential unit building with ground floor retail.
Deviations: Building stepbacks, minimum sidewalk width.
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21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD